



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, JULY 18, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, G. Lewis, K. Rawn, B. Ryan, V. Ward
MEMBERS ABSENT: B. Chandy, R. Hall, S. Westa
ALTERNATES PRESENT: P. Aho, T. Berthelot
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 7:34 p.m. and appointed Aho and Berthelot to act.

APPROVAL OF MINUTES:

A. JUNE 20, 2016 – REGULAR MEETING

Ward MOVED, Rawn seconded, to approve the 06-20-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Ward noted that she listened to the recording of the meeting.

ZONING AGENT'S REPORT:

Noted.

PUBLIC HEARING:

A. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT (PZC FILE 907-41)

Chairman Goodwin opened the Continued Public Hearing at 7:37 p.m. Members present were Goodwin, Ausburger, Lewis, Rawn, Ryan, Ward and alternates Aho and Berthelot both of whom were appointed to act. Linda Painter, Director of Planning and Development noted the following communications received and distributed to members of the Commission since the Public Hearing on 6/20/16: a 7/18/16 memo from L. Painter, Director of Planning and Development and a 7/12/16 memo from Attorney Deneen.

Chairman Goodwin suggested either defining "full service" from the alcohol regulations and using the term consistently throughout the regulation or removing it from the proposed regulation entirely.

Alison Hilding, 17 Southwood Road, stated that not enough information was provided to the public regarding the meaning and purpose of the proposed revisions and the potential long-term effect(s) on the Town that might result.

The Chairman noted there were no further comments or questions from the public or Commission. Rawn MOVED, Ward seconded, to close the Public Hearing at 7:44 p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT (PZC FILE 907-41)

Discussion of the proposed amendments focused on the proposed regulations for brewpubs, brewpubs/restaurants and breweries, particularly with regard to potential water usage and appropriate locations for uses that include manufacturing for the purpose of wholesale distribution. Rawn volunteered to draft a motion for consideration at the next meeting.

B. ZONING REGULATION REVISIONS – MULTI-FAMILY HOUSING

Item was tabled pending responses from Advisory Committees.

NEW BUSINESS:

A. UNITED SERVICES REQUEST FOR EXTENSION (PZC FILE 1302)

Lewis MOVED, Ryan seconded, that the PZC approve a one-year extension, until September 19, 2017, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road. MOTION PASSED UNANIMOUSLY.

B. REFERRAL FROM COUNCIL RE: OUTDOOR WOOD BURNING FURNACES

After discussion, members concurred that anyone who proposes a revision to the zoning regulations or a new regulation must submit a formal application for the Commission's consideration after public hearing and appropriate referrals.

C. SPECIAL PERMIT APPLICATION, EFFICIENCY UNIT, D. HEMPLE, 11 SUMMIT ROAD (PZC FILE 1342)

Ward MOVED, Ryan seconded, to receive the Special Permit Application (File #1342) submitted by David Hempel for an efficiency unit within a single family dwelling on property located at 11 Summit Road as shown on plans dated July 2016, as shown and described in application submissions, and to refer said application to staff and committees for review and comments and to set a Public Hearing for 8-1-16. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

- Linda Painter noted an Ad Hoc Committee on Rental Regulations and Enforcement on 8/10/16 at 5pm at the Mansfield Community Center.
- Chairman Goodwin noted a 7/20/16 Field Trip set for 2pm.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Vera S. Ward, Secretary